



CHESTERFIELD COUNTY PLANNING COMMISSION AGENDA

Meeting Date: July 21, 2015

Project Number: 15PJ0114

Subject:

Code Amendments to implement the design standards recommended by the pending Bon Air Special Area Plan, an amendment to *Moving Forward...The Comprehensive Plan for Chesterfield County*

Commission Action Requested:

Conduct a work session

Summary of Information:

As recommended by *Moving Forward...The Comprehensive Plan for Chesterfield County*, zoning ordinance amendments will be drafted to implement the recommendations of each Special Area Plan. The Bon Air Special Area Plan is scheduled for planning commission public hearing on July 21, 2015. To implement the plan's design recommendations, proposed zoning ordinance amendments for areas recommended for nonresidential uses are being drafted. At the work session, those design elements anticipated to be incorporated into ordinance amendments for the planning commission's and board's consideration will be presented. The major elements are as follows:

- Building Height-2 story limit
- Building Setbacks-generally close to roads and sidewalks with greater setbacks along Huguenot Road
- Parking Setbacks- generally to rear of buildings
- Streetscape-sidewalks along roads with pedestrian scale lighting and landscaping
- Hardscape Areas-encourage between buildings and sidewalks
- Use Size Limitations- limit size of commercial uses to maintain neighborhood scale with grocery stores allowed to be larger
- Mixed Use-encourage integrated commercial and residential uses in certain areas
- Automobile Oriented Uses –restrict such uses as fuel sales, automobile sales and repair

Prepared By: Ray Cash

Title: Code Keeper



Attachment(s)

A handwritten signature in black ink, appearing to read "Kirkland A. Turner".

Kirkland A. Turner, Director of Planning